

LotsAndLand

MLS:

Status: **Active**

DOM: **3**

Price \$119,500



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[Docs](#)

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Address: **Siemer Rd**
 City: **Effingham-E** State: **IL** Zip: **62401**
 Subdivision: County: **Effingham**

Taxes Apx: **504**
 Tax Yr: **2010**
 Zoning: **Res**
 School: **Effingham Dist. 40**

Agent Owned: **No** Contingency:
 Propane GPY:

Acres-Total: Lot Size: **2.16 acres**
 Acres Apx: **2.16** Sq.Ft. Apx:
 Acres-Tillable:
 Acres-Pasture:
 Acres-Scrub:
 Acres-Wooded:
 Acres-Pond:
 Acres-Rds/Waste:

Actual Yields: Corn: Soybean Other:

Mineral Rights:
 Genl Soil Type:
 Leased:

Road Front Ft:
 Legal Access: **Yes**
 Assessments:
 Road Const: **Gravel**

Prop Type: **Lake Property**
 Outbuildings:
 Yr Built Apx:
 Improvements: **No**
 Util In Place:
 Utilities Avail: **Electric, Water**
 Fire Prot Dist:

Features: **Lake Access, Rolling, Trees, Water Frontage, Wooded**

Remarks: **If you are looking for that perfect Lake Sara location to either build your dream home or to just enjoy the lake, this property is for you. This 2.16 acre lot has around 300 feet of water frontage and is on a peaceful cove. All located within Effingham Schools. This property is a must see! Drive by and take a look, you won't be disappointed!**

Tax ID: **1107015022** Additional Tax ID: New Tax ID:
 Legal: **N 330ft of E 405ft SE SW lying S & W of Lake**

Longitude: **-88.6230990** Latitude: **39.136200**
 Directions: **From Rt. 32/33, turn south on Lake Sara Road. Turn right onto North Shore Dr. Then right onto Siemer Rd. Look for the sign.**

Showing Instruc: **Vacant Water Front Lot.** Minimum/C/C: **.03** Lock Box: Lock Box SN:
 Owner First **Todd** Owner Last **Duckwitz** Owner Phone:
 2nd Owner 2nd Owner Last: Possession: **At Close**
 Listing Agent: **Brian Henning** Agent Phone: **(217)821-3338** Co-List Agent:
 Listing Office: **Coldwell Banker/ First Realty** Office Phone: **(217)342-2775** Co-List Office:

Selling Price: Financing: Closing Date:
 Selling Agent: Agent Phone: Co-Sell Agent:
 Selling Office: Office Phone: Co-Sell Office:
 Buyer: Seller Adj: